



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2305499
Applicant Name: Ted Kong
Address of Proposal: 9163 8th Avenue South

SUMMARY OF PROPOSED ACTION

Master use permit to subdivide one parcel into four parcels of land. Proposed parcel sizes are as follows: Parcel A) 5,696 square feet, Parcel B) 5,358 square feet, Parcel C) 5,646 square feet and Parcel D) 5,035 square feet. Existing single-family residences would remain on Parcel A.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into four lots.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
 ☐ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition, or
 involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The 21,735 square foot site is located on the south west side of 8th Avenue South, south of South Director Street. The site is zoned Residential, Single Family 5,000 (SF 5000) and is currently developed with a single-family residence. The site has 104.36 feet of street frontage along 8th Avenue South which has a 60-foot right-of-way and is improved with asphalt paving, sidewalk and planting strip.

The subject parcel is relatively flat. The site is not located within any identified designated Environmentally Critical Area (ECA).

Properties adjacent to the site zoned Single Family 5000. Across 8th Avenue South, properties are zoned Industrial General 2 with a 65 foot height limit (IG2 U/65). Properties further south area zoned Commercial 2 with a 40 foot height limit (C2-40). Development in the area consists of single-family houses of varying age and architectural style, consistent with the single-family zoning designation. Warehouses and manufacturing uses occupy the commercial and industrial zoned lots.

Proposal

The applicant proposes to subdivide one parcel of land into four (4) lots. Proposed lot sizes would be as follows: Parcel A) 5,696 square feet, Parcel B) 5,358 square feet, C) 5,646 square feet and D) 5,035 square feet. The existing single-family residence on proposed Parcel B would remain. A garage addition for the existing house is proposed under Permit# 741231.

Proposed Parcels B and D would have street frontage on 8th Avenue South. Proposed Parcels A and C will have no street frontage but will be provided vehicle access via a 12 foot wide easement from 8th Avenue South which crosses Parcel B.

No development or construction activities are associated with the current proposal. The subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

The comment period for this proposal ended on November 10, 2004. No comments were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Based on information provided by the applicant, referral comments from the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The subject property's zone (SF 5000) is intended for single-family residential uses with a minimum lot size of 5,000 square feet. Each of the proposed lots meets this minimum lot size. The lots created by this proposed division of land would conform to all applicable development standards of the SF 5000 zoning district. The proposed parcels would provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other applicable Land Use Code development standards.
2. Proposed Parcels B and D are provided direct vehicular access to 8th Avenue South. Proposed Parcels A and C are provided vehicular access to 8th Avenue South via a 12 foot wide easement. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and will required and overhead/underground easement. This short plat provides for adequate access for vehicles, utilities, and fire protection.
3. This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed this short plat application, and Water Availability Certificate #20050225 was issued on February 18, 2005.

The existing house located on proposed Parcel B is connected by means of a single sidesewer to an 8-inch public sanitary sewer (PSS) located in 8th Avenue South.

Stormwater detention, with controlled release to the ditch and culvert in 8th Avenue South, is likely to be required for construction in excess of 2000 square feet of developmental coverage. Plan review requirements will be made at the time of building permit application(s) in accordance with any applicable stormwater ordinances in effect at that time. If the project results in more than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan prepared in accordance with SMC 22.802.015(D) and 22.802.020, may be required.

4. An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

Address signage shall be posted such that the address for proposed Parcels A and C are visible from 8th South and an easement or a covenant shall be recorded with the final plat to ensure that the address signage is maintained. The public use and interest would be served by this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision. Upon completion of the conditions in this analysis and decision, the proposal would meet all applicable criteria for approval of a short plat.

5. The site is not located in any environmentally critical area as defined in SMC 25.09.240: no environmentally critical areas have been mapped or otherwise observed on the site.
6. There are approximately 4 trees located on the existing parcel. Two trees are located on proposed Parcel A, one on Parcel B and one on Parcel D. No trees are located on proposed Parcel D. It is reasonable to assume that these four trees will not be located in the principal building area of the proposed parcels. The proposed parcels are laid out such that most of the trees could be retained. Thus, the subdivision has been designed to maximize the retention of existing trees.

Future construction is subject to the provisions of SMC 23.44.008, (tree replacement/preservation requirements on single family lots) and SMC 25.11.060 (tree protection requirements for single family lots).

7. This criterion is not applicable to the proposed short subdivision because no unit lots are proposed.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

The owner(s) and/or responsible party(s) shall:

Prior to Recording

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned. Add the conditions of approval to the face of the plat.

2. Submit the final recording forms for approval and remit any applicable fees.
3. Provide a covenant and/or easement to allow for posting of the addresses for proposed Parcels A and C to be visible from 8th Avenue South and to ensure that the address signage is maintained.
4. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (as described in Exhibit "A", P.M. #240432-4-020) on the final short subdivision.

Prior to the Individual Transfer or Sale of Lots or Issuance of a Building Permit for Parcel B

5. If legal parking is not established on Parcel B prior to recording, add a note to the final plat to establish an accessory parking space on Parcel B by permit prior to individual transfer or sale of any lot or issuance of a building permit for Parcels A, C or D.

After Recording and Prior to Issuance of Any Building Permits

6. Attach a copy of the recorded short subdivision to all sets of building permit application plans.

Signature: (signature on file) Date: March 10, 2005
Darlene Edwards, Senior Land Use Planner
Department of Planning and Development